OLD SIXTH WARD REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

OCTOBER 15, 2025

REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
AND
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS
NOTICE OF JOINT MEETING

TO: THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Old Sixth Ward Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Thirteen, City of Houston, Texas (the "Zone") on **Wednesday, October 15, 2025 at 5:30 P.M.** at the office of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code** 266 235 25761**, or click on the following link** https://bracewell.webex.com/bracewell/j.php?MTID=m69b8ece701dcfe2af2313ac70f0c9bad
to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters listed on the agenda below.

A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location will be open to the public during open portions of the meeting.

The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting. During a public comment period, any person may address the Board of Directors in person or via Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code** 266 235 25761**, or click on the following link** https://bracewell.webex.com/bracewell/j.php?MTID=m69b8ece701dcfe2af2313ac70f0c9bad. For an electronic copy of agenda documents, please refer to the following link https://bracewell.sharefile.com/d-s8e5a73e5005a4b40b8c3dc67991120b3

Introductions and Meeting Guidelines.

1. Receive public comment.
   *Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email Sherry Weesner sherry@old6wardtirz.org and let us know before the meeting that you wish to speak.
2. Consent Agenda:
   a. Minutes of the previous meetings:
      i. The Authority; and
      ii. The Zone.
   b. Receive financial report summary, including account and fund activity statement, and investment
3. Administrator Report, including:
   a. Amendment to project plan and reinvestment zone financing plan
4. Financial Matters:
   a. Authorize payment of invoices.
5. Projects and Engineering:
   a. Engineering Consultant's Report, including:
      i. Multimodal Improvements (T- 1322)
         (1) Project Update.
      ii. Hemphill:
         (1) Project Update
      iii. Oliver Street (T-1329) – Planning and Pre-Engineering
         (1) Project Update
      iv. Phase 1 Safe Intersection Crossing and Sidewalk Program (T-1394)
         (1) Project Update
   b. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
6. Communications and Public Engagement.
   a. Website.

7. Items for next meeting.
8. Adjourn.

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

Clark Stockton Lord

Clark Stockton Lord
Attorney for the Authority and the Zone

TAB 2.a.i.

MINUTES OF AUTHORITY

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

September 17, 2025

The Board of Directors (the "Board") of Old Sixth Ward Redevelopment Authority (the "Authority"), convened in regular session, open to the public, by telephonic or video conference, on the 17th day of September, 2025. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Patrick Hall	Director
Francis Snelgro	Director
Jo Brunhamer	Director
David Hille	Director

All members of the Board of Directors were present, thus constituting a quorum. Directors Anello and Brunhamer attended the meeting virtually.

Also present were Hector Maldonado and Jessica Ortiz of Carr, Riggs & Ingram, LLC, (the "Auditor"); Naquay Dunbar, member of Reinvestment Zone No. 13; Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, ("Engineer"/ "EHRA"); Sherry Weesner of SMW Principle Solutions, ("Administrator"); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

Whereupon the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit "A".

MEETING RULES

Director Neisel reviewed the rules for the Board meeting.

DETERMINE QUORUM: CALL TO ORDER

Director Neisel then noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

No comments.

CONSENT AGENDA

Approve Minutes

The Board considered approving the minutes of June 18, 2025. Upon a motion brought by Director Hall, seconded by Director Hille, the Board approved the June 18, 2025, minutes. Director Anello abstained.

Financial Report Summary

The Board reviewed the financial report summary, a copy of which is attached hereto as Exhibit "B".

ADMINISTRATOR'S REPORT

Ms. Weesner gave a general update regarding a surrounding TIRZ, TIRZ 5, who is conducting two (2) studies (i) park study - vision for Stude Park; and (ii) use of a federal TxDOT grant funds for a study on an area near the Authority by the railroad tracks.

Director Snelgro entered the meeting.

FINANCIAL REPORT

Authorize payment of invoices

Director Hall stated that the Finance Committee reviewed the financial invoices and recommended approval. Director Neisel stated that the Project Committee reviewed the project and construction invoices and recommended approval. A copy of the financial summary is attached hereto as Exhibit "C".

After discussion, Director Guercio moved that the Board approve the payment of the invoices. Director Lindsay seconded the motion, and the motion carried.

Approve audit for fiscal year ending June 30, 2025 and authorize filing with the City of Houston (the "City")

Mr. Maldanado presented the draft audit report for the fiscal year ending June 30, 2025, reviewed it with the Board and answered the Board's questions. After discussion, Director Guercio moved that the Board approve the audit and authorize the filing of the same with the City. Director Brunhamer seconded the motion, and was approved by the Board unanimously, a copy of the draft audit is attached hereto as Exhibit "D".

Adopt Resolution Evidencing Review of Investment Policy and List of Qualified Brokers (the "Resolution") and Disclosure Statement of Bookkeeper/Investment Officer

The Board recognized Mr. Lord and he presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit "E". He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord stated that there were no changes to the policy, but that the broker/dealer list had been updated.

Mr. Lord next stated that the Board is also required annually to complete a disclosure statement of the investment officer and Bookkeeper to note any conflicts with the investments of the Authority's funds, a copy of which is attached hereto as Exhibit "F".

After discussion, Director Neisel moved that the Board adopt the Resolution as presented and the Disclosure Statement of Bookkeeper/Investment Officer. Director Snelgro seconded the motion and it carried unanimously.

PROJECTS AND ENGINEERING

Engineer's Report

Mr. Macy presented the Engineer's Report and included the following projects: (i) Edwards and Sawyer project; (ii) Hemphill Street Improvements; (iii) Oliver Street Reconstruction Planning Phase Services; and (iv) Safe Intersection Crossing and Sidewalk Program Planning Phase Services. Mr. Macy requested the Board consider ratifying Work Authorization for the Arborist on Hemphill, in the amount of $7,150.00 (Work Authorization 26-01), a copy of which is attached hereto as Exhibit "G".

After consideration, upon a motion brought by Director Hille, seconded Director Hall, the Board unanimously ratified Work Authorization 26-01.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Website

The Board recognized Director Guercio who reported that the Authority is on LinkedIn. She added that the Communications Committee is requesting proposals for a new webmaster. Director Guercio noted that the current webmaster would still be assisting for another six (6) months and allows the Communications Committee to review other alternatives.

ITEMS FOR NEXT MEETING

No items were discussed.

Secretary

TAB 2.a.ii.

MINUTES OF ZONE

MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS

September 17, 2025

The Board of Directors (the "Board") of Reinvestment Zone Number Thirteen, City of Houston, Texas (the "Zone"), convened in regular session, open to the public, by telephonic or video conference, on the 17th day of September, 2025. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

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All members of the Board of Directors were present, thus constituting a quorum. Directors Anello and Brunhamer attended the meeting virtually.

Also present were Hector Maldonado and Jessica Ortiz of Carr, Riggs & Ingram, LLC, (the "Auditor"); Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, ("Engineer"/ "EHRA"); Sherry Weesner of SMW Principle Solutions, ("Administrator"); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

Whereupon the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit "A".

MEETING RULES

Director Neisel reviewed the rules for the Board meeting.

DETERMINE QUORUM: CALL TO ORDER

Director Neisel then noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

No comments.

CONSENT AGENDA

Approve Minutes

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After consideration, upon a motion brought by Director Hille, seconded Director Hall, the Board unanimously ratified Work Authorization 26-01.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Website

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ITEMS FOR NEXT MEETING

No items were discussed.

Secretary

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TAB 2.b.

FINANCIAL REPORT SUMMARY

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Monthly Financial Report Summary
October 2025 Board Meeting
Wednesday, October 15, 2025

At the beginning of September, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was $9,033,904. During the months, OSWRA received $30,613 mainly from money market interest. OSWRA processed $67,380 in disbursements during the period. 87% of the disbursements related to payments to Edminster Hinshaw Russ ($51,716), and SMW Principle Solutions ($6,971). The ending balance as of month end September 30, 2025 was $8,997,138.

The invoices pending approval total $51,155. See attached "Unpaid Bills Detail" Report on page 3.

There was no Capital Improvement Project spending for the period.

During September, the opening balance for the Texas Class investment account was $8,781,320. We received $30,282 in interest (4.1889%). The ending balance for September is $8,811,602. See page 4 for "Investment" reports.

Cash Basis

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
General Operating Fund
As of September 30, 2025

BEGINNING BALANCE :			**$**	**9,033,904.17**
REVENUE				
Money Market		331.29	Interest	
Texas Class Investment		30,282.03	Interest	
Total Revenue				30,613.32
DISBURSEMENTS				
ACH	Prosperity Bank	1.42		
ACH	Bracewell	617.20		
ACH	Edminster Hinshaw Russ	51,716.37		
ACH	Myers Hartgrove	1,480.00		
ACH	The Morton Accounting Services	2,757.50		
ACH	eLsqrd Media	2,394.00		
ACH	SMW Principle Solutions	3,341.25		
ACH	SMW Principle Solutions	3,630.00		
ACH	The Morton Accounting Services	1,442.00		
Total Disbursements				67,379.74
ENDING BALANCE :			**$**	**8,997,137.75**
				-

		September 30, 2025 Balance
LOCATION OF ASSETS		
Prosperity Money Market Account		179,601.48
Prosperity Bank Operating		5,933.95
Texas Class Investment		8,811,602.32
Total Account Balance	**$**	**8,997,137.75**

Old Sixth Ward Redevelopment Authority
Unpaid Bills Detail
As of October 9, 2025

Type	Date	Num	Memo	Due Date	Open Balance
Bracewell LLP					
Bill	09/30/2025	22005560	Admin- Meeting through September 30, 2025	10/10/2025	4,270.45
Bill	09/30/2025	22005561	General Legal through September 30, 2025	10/10/2025	2,173.02
Total Bracewell LLP					6,443.47
Carr Riggs & Ingram LLC					
Bill	09/30/2025	113885187	YE June 30, 2025 Audit - 94-02285	10/10/2025	12,075.00
Total Carr Riggs & Ingram LLC					12,075.00
Edminster Hinshaw Russ & Associates Inc					
Bill	08/31/2025	112315	Sawyer Street & Edwards Street Multimodal Improvements Thr...	09/10/2025	5,510.00
Bill	08/31/2025	112316	General Engineering Consultant - $50,000 Through August 24,...	09/10/2025	474.00
Bill	08/31/2025	112358	Oliver Street Reconstruction Through August 24, 2025	09/10/2025	21,198.55
Total Edminster Hinshaw Russ & Associates Inc					27,182.55
Myers Hartgrove Communications, LLC					
Bill	09/30/2025	1482	Web Updates/Admin Meeting/LinkedIn Creation September 20...	10/10/2025	712.25
Total Myers Hartgrove Communications, LLC					712.25
SMW Prinicple Solutions, Inc.					
Bill	09/30/2025	1633	Administrative Consulting & Expenses September 2025	10/10/2025	3,300.00
Total SMW Prinicple Solutions, Inc.					3,300.00
The Morton Accounting Services					
Bill	09/30/2025	2760	Sept 2025 CPA Services	10/30/2025	1,442.00
Total The Morton Accounting Services					1,442.00
TOTAL					**51,155.27**

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
QUARTERLY INVESTMENT REPORT
MONTHLY FISCAL YEAR 2026
SEPTEMBER 30, 2025

Transaction Date		Government Texas Class		Activity
9/1/2025	Beginning Balance	$ 8,781,320.29		
9/30/2025	Transfer	-		
9/30/2025	Deposits	-		
9/30/2025	Interest 4.1889%	30,282.03		
9/30/2025	**Ending Balance**	**$ 8,811,602.32**		

The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.

Investment Officer: MCMorelle

Old Sixth Ward Redevelopment Authority
Profit & Loss Prev Year Comparison

Accrual Basis

July through September 2025

	Jul - Sep 25	Jul - Sep 24	$ Change	% Change
Ordinary Income/Expense				
Income				
Interest Income Money Market	88,510.99	89,962.52	-1,451.53	-1.6%
Total Income	88,510.99	89,962.52	-1,451.53	-1.6%
Cost of Goods Sold				
Capital Improvement Project				
T-1322 Sawyer/EdwardsMultimodal	11,445.00	2,699.20	8,745.80	324.0%
T-1329 Oliver Street Recon	57,755.92	0.00	57,755.92	100.0%
T-1399 Safe Inter Crossing	8,750.00	2,500.00	6,250.00	250.0%
Total Capital Improvement Project	77,950.92	5,199.20	72,751.72	1,399.3%
Total COGS	77,950.92	5,199.20	72,751.72	1,399.3%
Gross Profit	10,560.07	84,763.32	-74,203.25	-87.5%
Expense				
Bank Service Charges	31.36	23.74	7.62	32.1%
Program and Project Consultant				
Engineering Consultant	948.00	7,980.00	-7,032.00	-88.1%
Legal Fees	2,173.02	1,155.00	1,018.02	88.1%
Program/Planning Consultant	2,192.25	0.00	2,192.25	100.0%
Tax Consultants	1,959.00	1,959.00	0.00	0.0%
Total Program and Project Consultant	7,272.27	11,094.00	-3,821.73	-34.5%
TIRZ Administration & Overhead				
Accounting Fees	5,641.50	4,479.42	1,162.08	25.9%
Administration Consultant	15,158.90	21,470.00	-6,311.10	-29.4%
Audit Fees	12,075.00	11,500.00	575.00	5.0%
Office Expenses	2,394.00	0.00	2,394.00	100.0%
Total TIRZ Administration & Overhead	35,269.40	37,449.42	-2,180.02	-5.8%
Utilities	-266.80	0.00	-266.80	-100.0%
Total Expense	42,306.23	48,567.16	-6,260.93	-12.9%
Net Ordinary Income	-31,746.16	36,196.16	-67,942.32	-187.7%
Net Income	**-31,746.16**	**36,196.16**	**-67,942.32**	**-187.7%**

Old Sixth Ward Redevelopment Authority
Balance Sheet Prev Year Comparison

Accrual Basis

As of September 30, 2025

	Sep 30, 25	Sep 30, 24	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Prosperity Money Market	179,601.48	33,455.54	146,145.94	436.8%
Prosperity Operating Account	5,933.95	3,123.86	2,810.09	90.0%
Texas Class Investment Acct 781	8,811,602.32	6,878,653.65	1,932,948.67	28.1%
Total Checking/Savings	8,997,137.75	6,915,233.05	2,081,904.70	30.1%
Other Current Assets				
Prepaid Insurance	3,301.38	3,278.02	23.36	0.7%
Total Other Current Assets	3,301.38	3,278.02	23.36	0.7%
Total Current Assets	9,000,439.13	6,918,511.07	2,081,928.06	30.1%
TOTAL ASSETS	**9,000,439.13**	**6,918,511.07**	**2,081,928.06**	**30.1%**
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	51,155.27	31,834.75	19,320.52	60.7%
Total Accounts Payable	51,155.27	31,834.75	19,320.52	60.7%
Other Current Liabilities				
Cert Of Obligation Current Prin	205,000.00	190,000.00	15,000.00	7.9%
Cert of Obligation Int Accrual	13,964.77	17,448.11	-3,483.34	-20.0%
Total Other Current Liabilities	218,964.77	207,448.11	11,516.66	5.6%
Total Current Liabilities	270,120.04	239,282.86	30,837.18	12.9%
Long Term Liabilities				
Certificate of Obligation	556,715.00	761,715.00	-205,000.00	-26.9%
Total Long Term Liabilities	556,715.00	761,715.00	-205,000.00	-26.9%
Total Liabilities	826,835.04	1,000,997.86	-174,162.82	-17.4%
Equity				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	10,152,475.90	7,828,442.70	2,324,033.20	29.7%
Net Income	-31,746.16	36,196.16	-67,942.32	-187.7%
Total Equity	8,173,604.09	5,917,513.21	2,256,090.88	38.1%
TOTAL LIABILITIES & EQUITY	**9,000,439.13**	**6,918,511.07**	**2,081,928.06**	**30.1%**

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July through September 2025

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Interest Income Money Market					
Deposit	07/31/2025			Interest	446.97
Deposit	07/31/2025			Interest	25,363.43
Deposit	08/31/2025			Interest	520.49
Deposit	08/31/2025			Interest	31,566.78
Deposit	09/30/2025			Interest	331.29
Deposit	09/30/2025			Interest	30,282.03
Total Interest Income Money Market					88,510.99
Total Income					88,510.99
Cost of Goods Sold					
Capital Improvement Project					
T-1322 Sawyer/EdwardsMultimodal					
Bill	07/31/2025	111617	Edminster Hinshaw Russ ...	Sawyer Street & Edwards Street Multimodal Improvement...	5,935.00
Bill	08/31/2025	112315	Edminster Hinshaw Russ ...	Sawyer Street & Edwards Street Multimodal Improvement...	5,510.00
Total T-1322 Sawyer/EdwardsMultimodal					11,445.00
T-1329 Oliver Street Recon					
Bill	07/31/2025	111615	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through July 27, 2025	36,557.37
Bill	08/31/2025	112358	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through August 24, 2025	21,198.55
Total T-1329 Oliver Street Recon					57,755.92
T-1399 Safe Inter Crossing					
Bill	07/31/2025	111618	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through July 27, 2025	8,750.00
Total T-1399 Safe Inter Crossing					8,750.00
Total Capital Improvement Project					77,950.92
Total COGS					77,950.92
Gross Profit					10,560.07
Expense					
Bank Service Charges					
Check	07/15/2025			Service Charge	29.94
Check	09/15/2025			Service Charge	1.42
Total Bank Service Charges					31.36
Program and Project Consultant					
Engineering Consultant					
Bill	07/31/2025	111616	Edminster Hinshaw Russ ...	General Engineering Consultant - $50,000 Through July 2...	474.00
Bill	08/31/2025	112316	Edminster Hinshaw Russ ...	General Engineering Consultant - $50,000 Through Augu...	474.00
Total Engineering Consultant					948.00
Legal Fees					
Bill	09/30/2025	22005...	Bracewell LLP	General Legal through September 30, 2025	2,173.02
Total Legal Fees					2,173.02
Program/Planning Consultant					
Bill	07/31/2025	1473	Myers Hartgrove Commun...	Website Update Review	740.00
Bill	08/28/2025	1476	Myers Hartgrove Commun...	Web Updates/Admin Meeting/LinkedIn Creation August 2...	740.00
Bill	09/30/2025	1482	Myers Hartgrove Commun...	Web Updates/Admin Meeting/LinkedIn Creation Septemb...	712.25
Total Program/Planning Consultant					2,192.25
Tax Consultants					
Bill	07/01/2025	63716	Equi-Tax, Inc.	July 1, 2025 - June 30, 2026	1,959.00
Total Tax Consultants					1,959.00
Total Program and Project Consultant					7,272.27

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July through September 2025

Type	Date	Num	Name	Memo	Amount
TIRZ Administration & Overhead					
Accounting Fees					
Bill	08/31/2025	2745	The Morton Accounting S...	July 2025 CPA Services	2,757.50
Bill	08/31/2025	2752	The Morton Accounting S...	August 2025 CPA Services	1,442.00
Bill	09/30/2025	2760	The Morton Accounting S...	Sept 2025 CPA Services	1,442.00
Total Accounting Fees					5,641.50
Administration Consultant					
Bill	07/31/2025	22002...	Bracewell LLP	Admin- Meeting through July 31, 2025	617.20
Bill	07/31/2025	1625	SMW Prinicple Solutions, ...	Administrative Consulting & Expenses July 2025	3,341.25
Bill	08/31/2025	1630	SMW Prinicple Solutions, ...	Administrative Consulting & Expenses August 2025	3,630.00
Bill	09/30/2025	1633	SMW Prinicple Solutions, ...	Administrative Consulting & Expenses September 2025	3,300.00
Bill	09/30/2025	22005...	Bracewell LLP	Admin- Meeting through September 30, 2025	4,270.45
Total Administration Consultant					15,158.90
Audit Fees					
Bill	09/30/2025	11388...	Carr Riggs & Ingram LLC	YE June 30, 2025 Audit - 94-02285	12,075.00
Total Audit Fees					12,075.00
Office Expenses					
Bill	09/05/2025	323	eLsqrd Media Group	Website Care, Unlimited Support, and Hosting- 6 Months	2,394.00
Total Office Expenses					2,394.00
Total TIRZ Administration & Overhead					35,269.40
Utilities					
Gene...	07/01/2025	CPA ...	City of Houston - Encroac...	Stale dated check clear out	-266.80
Total Utilities					-266.80
Total Expense					42,306.23
Net Ordinary Income					-31,746.16
Net Income					**-31,746.16**

No assurance is provided on these financial statements

TAB 3.

ADMINISTRATOR'S REPORT

TAB 3.b.

AMENDMENT TO PROJECT PLAN

RESOLUTION RECOMMENDING THE ADOPTION OF THE PART E – FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (PART E PLAN) FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS (ZONE), BY THE BOARD OF DIRECTORS OF THE ZONE AND BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (City), created Reinvestment Zone Number Thirteen, City of Houston, Texas (Zone), as a reinvestment zone pursuant to Ordinance No. 1998-1256 and Chapter 311, Texas Tax Code, as amended, and appointed its Board of Directors (Zone Board); and

WHEREAS, the City authorized the creation of the Old Sixth Ward Redevelopment Authority (Authority) pursuant to Resolution No. 2000-40 to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of the Old Sixth Ward area; and

WHEREAS, the Zone Board adopted and the City approved by City Ordinance No. 1999-794, a Project Plan and Reinvestment Zone Financing Plan for the Zone (Part A Plan), which was amended by (i) the First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part B Plan) by Ordinance No. 1999-827, (ii) the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part C Plan) by Ordinance No. 2010-819, (iii) the Third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part D Plan) by Ordinance No. 2012-571 (as amended, the Plan); and

WHEREAS, Section 311.011(e), Texas Tax Code, as amended, provides that the Zone Board may adopt an amendment to the Plan at any time, and such amendment takes effect upon approval by the City Council of the City; and

WHEREAS, the Board of Directors of the Authority (Authority Board) desires to recommend that the Zone Board and the City Council of the City adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part E Plan) to provide for enhancements and improvements to the land in the Zone, revise the goals and estimated project costs and revenue schedules for the Zone, and extend the duration of the Zone; and

WHEREAS, the Authority Board has reviewed the Part E Plan, attached hereto as Exhibit A, and has determined that the Part E Plan should be submitted to the Zone Board and to the City Council of the City for approval;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY THAT:

Section 1. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Authority Board hereby (i) recommends that the Zone Board adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Houston, Texas (Part E Plan), in substantially the form attached hereto as Exhibit A and submit the Part E Plan to the City Council of the City, and (ii) requests that the City Council of the City approve the Part E Plan.

Section 3. The Authority authorizes all necessary actions (costs) necessary to complete the Part E – Fourth Amendment.

Section 4. The Chair, Secretary, and other officers and members of the Authority Board, and the Authority's consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is reasonably necessary to secure the approval of the City of the Part E Plan in accordance with Chapter 311, Texas Tax Code, as amended.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND APPROVED the _______ day of October 2025.

____
Chair, Board of Directors

____
Secretary, Board of Directors

Exhibit A

Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Thirteen, City of Houston, Texas

REINVESTMENT ZONE NUMBER THIRTEEN

CITY OF HOUSTON, TEXAS

OLD SIXTH WARD ZONE

Fourth Amendment

Project Plan and Reinvestment Zone Financing Plan

December 3, 2025

REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS

OLD SIXTH WARD ZONE

Fourth Amended Project Plan and Reinvestment Zone Financing Plan

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REINVESTMENT ZONE THIRTEEN, CITY OF HOUSTON, TEXAS
OLD SIXTH WARD ZONE
PART E – FOURTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

Reinvestment Zone Number Thirteen, City of Houston, Texas, also known as the Old Sixth Ward Zone ("Zone") was created by the City of Houston, Texas ("City") on December 22, 1998, by Ordinance No. 1998-1256, as requested by the Old Sixth Ward Neighborhood Association and petitioners in an area located west of downtown Houston, north of Memorial Drive and on approximately 150 acres of land known as the historic Old Sixth Ward neighborhood. The purposes of the Zone were to advance historic preservation, facilitate physical improvements to the historic Dow School, encourage affordable and market-rate housing projects, and encourage development and redevelopment in the area.

Section One:

The Part A and Part B Plan: A Project Plan and Reinvestment Zone Financing Plan for the Zone was adopted on July 28, 1999, by Ordinance No. 1999-794 (the "Part A Plan"). On August 11, 1999, by Ordinance No. 1999-827, the City adopted the First Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Part B Plan"). Together the Part A Plan and the Part B Plan provided mechanisms needed to assist in the repositioning of the Old Sixth Ward from a blighted and deteriorated neighborhood into a viable residential community. Proposed public improvements included in the Plans addressed existing conditions consisting of substandard and deteriorating structures; inadequate and deteriorated streets, utilities, and sidewalks; faulty and obsolete lot layouts; safety issues; and school improvements.

The Part C Plan: On October 27, 2010, by Ordinance No. 2010-819, the City adopted the Second Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Part C Plan"). The Part C Plan provided additional funding for the design and construction of public roadways and utility systems, parks, land acquisition, historic preservation, cultural and public facilities improvements, environmental remediation, streetscape improvements, and public art.

The Part D Plan: On June 20, 2012, by Ordinance No. 2012-571, the City adopted the Third Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Part D Plan"). The Part D Plan provided for the enhancement of and improvements to the approximately 100 acres of land annexed into the Zone in conjunction with the Part D Plan, as well as the areas covered in the Part A Plan, Part B Plan, and Part C Plan. The Part D Plan further contemplated expenditure of project costs to implement projects in areas outside of the boundaries of the Zone that provide a benefit to the Zone, as authorized by Chapter 311 of the Texas Tax Code.

The Zone and the City now desire to amend the Plans as further described herein, (the "Part E Plan").

Section Two:

The Part E Plan: The Part E Plan will remedy recent and historic negative trends within the Zone by creating a viable and attractive environment for investment and redevelopment. Improvements have been identified that will enhance the community by attracting new businesses and residents to the area. The term of the Zone will be extended to December 31, 2050.

Public improvements proposed in this Part E Plan are in relationship to the original goals of the Zone and are as follows:

Proposed Goals for Improvements in the Zone:

Goal 1: Support Retail Development in Commercial Areas and Enhance Local Public Parking Opportunities and the Associated Pedestrian-Friendly Environment

The retention and expansion of retail and commercial developments is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued success of residential projects in the area.

The character and development patterns that make the Old Sixth Ward attractive as a distinctive community also limit parking opportunities. Similarly, the pedestrian experience limits the likelihood that those traveling to Old Sixth Ward would take full advantage of retail and dining opportunities. The Zone proposes to coordinate with public and private investment partners to develop parking solutions. The Zone will further support improvements to sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities that are designed to enhance the local walking experience and encourage guests to spend an extended period visiting a larger number of venues. The construction of parking will also benefit pedestrian safety and mobility, enhance the visual environment and provide connectivity and reinforce the existing community framework of small urban neighborhoods.

Goal 2: Infrastructure Improvements

Improvements to public streets and other public infrastructure will create an environment that stimulates private investment in retail, residential, and multi-family developments. Reconstruction (major and minor) of key streets and storm water systems will be undertaken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. All roadway improvements will be integrated with street reconstruction projects of the City and other governmental entities as needed, and where possible, these projects will include elements that would not otherwise be included in those programs.

Goal 3: Drainage and Detention Facilities

Project costs will include the construction of flood mitigation utility systems and the design and construction of new storm water systems, detention basins, channel and environmental/ecological restoration projects and reclamation in coordination with the City.

Goal 4: Parks and Related Amenities

Redevelopment, improvement and creation of parks, public open green space, appropriate recreational facilities, and related amenities including access and egress improvements, land acquisition, dedication of public easements, parking, and the construction of enhancements. All improvements will be integrated with adjacent land uses and provided with upgrades focused on connectivity, pedestrian safety, and the visual environment.

Goal 5: Pedestrian and Streetscape Enhancements

The creation of pedestrian-friendly, multimodal safe environments necessitates reconstruction of the pedestrian realm. Streetscape/pedestrian level enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include sidewalks, street trees, landscaping, and pedestrian amenities. Construction of improved sidewalk systems including ADA-compliant ramps and other treatments will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the Zone and to adjacent areas.

The development of pedestrian facilities, bikeways, and trails, including sidewalks, pedestrian bridges, lighting, street trees, landscaping, wayfinding signage, benches, street furniture, public art and other pedestrian amenities is necessary to enhance safety and connectivity. Improvements include establishment of pedestrian and bike lanes where adequate right-of-way/public easements are available.

Goal 6: Cultural and Public Facilities and Historic Preservation

The quality of life for area residents will be enhanced through increased efforts to rehabilitate cultural and public facilities and historic preservation initiatives.

A. PROJECT PLAN

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Original and Annexed Areas of the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public, and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinances, master plans, or building codes.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): No other non-project costs are known at this time.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): [It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.]

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number, and Location of all Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone, including the Apartment Market Study for a Low-Income Housing Tax Credit Development for the Texas Department of Housing and Community Affairs, by Patrick O'Conner and Associated, Inc. in 1998. In addition, Exhibits 2-5 constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Plan estimates total project costs of $94,639,393. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, and Part E Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Notes have been issued by the Zone. On October 22, 2008, by Ordinance No. 2008-941, the City approved an Agreement for Financing Public Infrastructure Improvements by and among the City of Houston, Reinvestment Zone Number Thirteen, and the Old Sixth Ward Redevelopment Authority. Subsequently on August 26, 2008, by Ordinance No. 2009-793, the City approved a First Amended and Restated Agreement for Financing Public Infrastructure Improvements. Additional bonds or notes may be issued. The value and timing of these future bond or note issuances will correlate to the debt capacity as derived from the revenue schedules attached hereto, and by actual market conditions for the issuance and sale of such bonds or notes. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant fundings and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grand funding partnerships. Tax Year 1999 was the base year for the Zone, and Tax Year 2050 is the scheduled termination date. As outlined in Exhibits 2 through 5, at least $94,639,393 increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of $0.51910/$100 of assessed valuation in the Original and Annexed Areas, a Houston Independent School District contribution of $.84890/$100 of assessed valuation in the Original Area through tax year 2028.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, as of August 2025 is $1,565,844,743.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

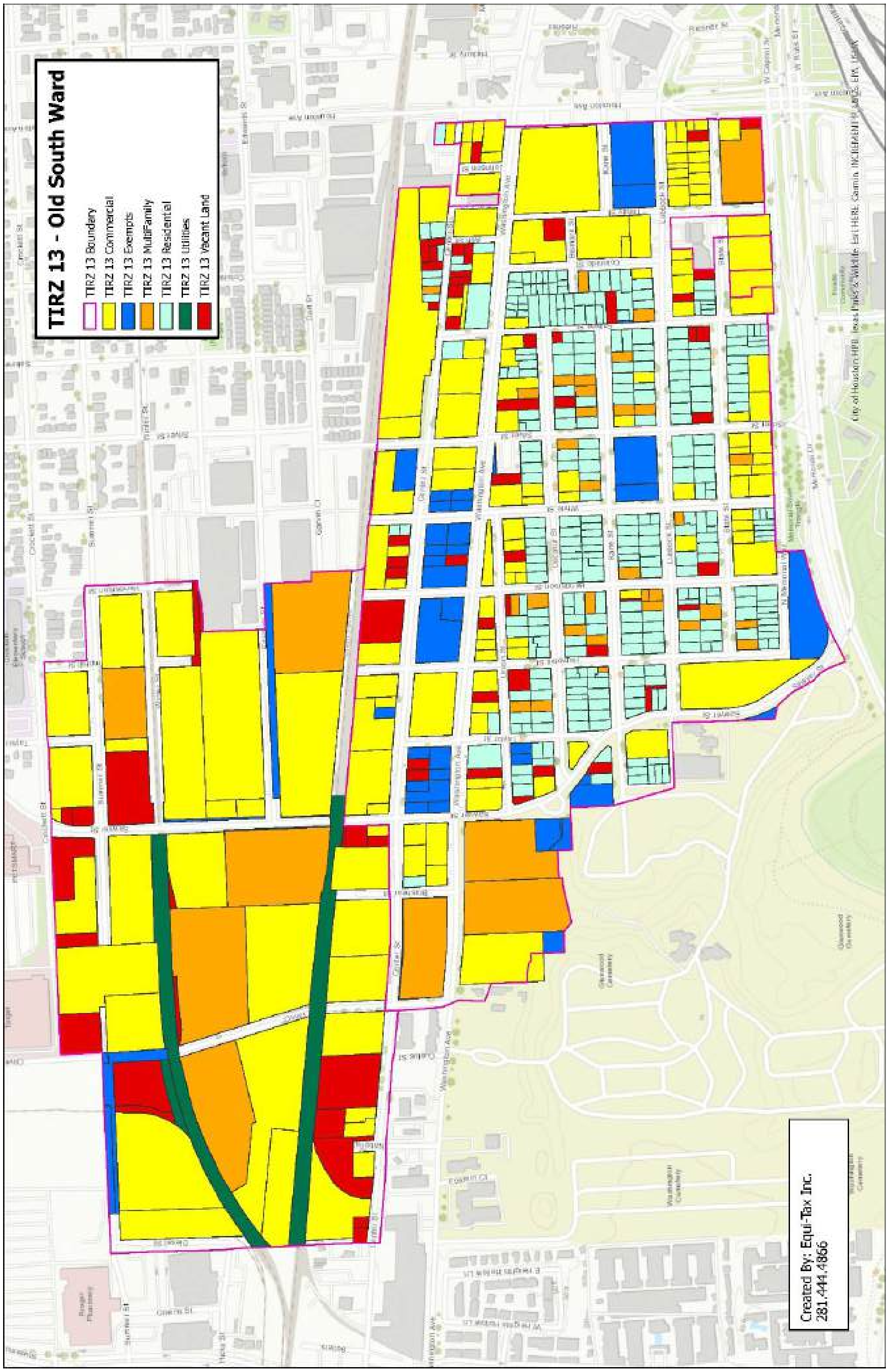
Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created pursuant to Ordinance No. 1998-1256, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, and the increased demand on the already-distressed infrastructure, the Part E Plan extends the duration of the Zone to December 31, 2050.

The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, after the issuance of proposed revenue bonds, notes, or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

Affordable Housing (Texas Tax Code § 311.011(f)): The Zone was created by petition of property owners constituting more than 50% of the assessed value of property in the Zone. One-third of tax increment revenues of the Zone are dedicated to the provision of affordable housing, which may be provided inside or outside the Zone authorized by Chapter 311, Texas Tax Code. An estimated $71,270,157 will be used for affordable housing over the remaining life of the Zone.

Maps and Exhibits

Map 1 – Map of Proposed and Existing Land Uses in Zone



Map 1

DM-#8309260.4

Exhibit 1 - Parts A,B,C,D, and E Plan Project Cost

Project Cost Amendments: The following table includes the approved project cost for the Part A, Part B, Part C, Part D and the changes made to those budgets through this Part E amendment

Project Type	Estimated Costs 1999 Plan	Estimated Costs 1999 Plan (Amended)	Estimated Costs 2010 Plan	Estimated Costs 2012 Plan	Estimated Costs 2025 Plan	Total	Costs Through 6/30/2022	Remaining Costs
Infrastructure Improvements :								
Total Infrastructure Improvements (public utilities, roadways, sidewalks)	$3,312,000	$3,312,000	$9,000,000	$25,000,000	$88,889,393	$95,871,897	$6,982,504	$88,889,393
Other Project Costs:								
Total Historic Preservation	$1,000,000	$1,000,000	$2,000,000	$3,000,000	$1,000,000	$2,013,867	$1,013,867	$1,000,000
Total Parks and Recreational Facilities	$134,000	$134,000	$3,000,000	$3,000,000	$3,000,000	$5,064,382	$2,064,382	$3,000,000
Total Mitigation and Remediations for Washington Courtyards	$100,000	$100,000	$0	$0	$0	$0	$0	$0
Total TIRZ Creation	$60,000	$60,000	$0	$0	$0	$0	$0	$0
Total TIRZ Management	$500,000	$500,000	$1,339,973		$1,750,000	$3,507,700	$1,757,700	$1,750,000
Total Afordable Housing	$5,517,419	$6,865,965	$11,765,306	$11,765,306	$71,270,157	$80,306,304	$9,036,147	$71,270,157
Total Administrative (COH and HSID) + Municipal Services Fee					$14,306,422	$14,306,422		$14,306,422
Educational Project Costs								
Dow School	$428,000	$428,000	$0	$0	$0			
Educational Facilities	$2,579,000	$4,426,691	$0	$0	$0			
Total Educational Project Costs	$3,007,000	$4,854,691	$0	$0	$0	$2,674,543	$2,674,543	$0
Financing Plan					$33,594,498	$35,415,766	$1,821,268	$33,594,498
Project Plan Total	$13,630,419	$16,826,656	$27,105,279	$42,765,306	$213,810,470	$239,160,881	$25,350,411	$213,810,470

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Exhibit 2A - Transfer Schedule All Jurisdictions

	Increment Revenue			Transfers								Net Revenue
				Affordable Housting			HISD	Admin Fees				(Total Increment
Tax							Educational				Total	Revenue less
Year(1)	CITY	HISD (2)	Total	COH	HISD (2)	Total	(2)	COH	HISD (2)	Total	Transfers	Total Transfers)
2025	$4,584,142	$267,759	$4,851,901	$1,528,047	$89,253	$1,617,300	$89,253	$229,207	$25,000	$254,207	$1,960,760	$2,891,140
2026	$4,788,495	$267,759	$5,056,254	$1,596,165	$89,253	$1,685,418	$89,253	$239,425	$25,000	$264,425	$2,039,096	$3,017,158
2027	$5,001,023	$267,759	$5,268,782	$1,667,008	$89,253	$1,756,261	$89,253	$250,051	$25,000	$275,051	$2,120,565	$3,148,217
2028	$5,222,052	$267,759	$5,489,811	$1,740,684	$89,253	$1,829,937	$89,253	$261,103	$25,000	$286,103	$2,205,293	$3,284,518
2029	$5,451,922		$5,451,922	$1,817,307		$1,817,307		$272,596		$272,596	$2,089,903	$3,362,018
2030	$5,690,986		$5,690,986	$1,896,995		$1,896,995		$284,549		$284,549	$2,181,545	$3,509,442
2031	$5,939,614		$5,939,614	$1,979,871		$1,979,871		$296,981		$296,981	$2,276,852	$3,662,762
2032	$6,198,186		$6,198,186	$2,066,062		$2,066,062		$309,909		$309,909	$2,375,971	$3,822,215
2033	$6,467,102		$6,467,102	$2,155,701		$2,155,701		$323,355		$323,355	$2,479,056	$3,988,046
2034	$6,746,773		$6,746,773	$2,248,924		$2,248,924		$337,339		$337,339	$2,586,263	$4,160,510
2035	$7,037,632		$7,037,632	$2,345,877		$2,345,877		$351,882		$351,882	$2,697,759	$4,339,873
2036	$7,340,125		$7,340,125	$2,446,708		$2,446,708		$367,006		$367,006	$2,813,715	$4,526,411
2037	$7,654,718		$7,654,718	$2,551,573		$2,551,573		$382,736		$382,736	$2,934,309	$4,720,410
2038	$7,981,895		$7,981,895	$2,660,632		$2,660,632		$399,095		$399,095	$3,059,726	$4,922,169
2039	$8,322,159		$8,322,159	$2,774,053		$2,774,053		$416,108		$416,108	$3,190,161	$5,131,998
2040	$8,676,033		$8,676,033	$2,892,011		$2,892,011		$433,802		$433,802	$3,325,813	$5,350,220
2041	$9,044,062		$9,044,062	$3,014,687		$3,014,687		$452,203		$452,203	$3,466,890	$5,577,172
2042	$9,426,812		$9,426,812	$3,142,271		$3,142,271		$471,341		$471,341	$3,613,611	$5,813,201
2043	$9,824,873		$9,824,873	$3,274,958		$3,274,958		$491,244		$491,244	$3,766,201	$6,058,672
2044	$10,238,856		$10,238,856	$3,412,952		$3,412,952		$511,943		$511,943	$3,924,895	$6,313,961
2045	$10,669,398		$10,669,398	$3,556,466		$3,556,466		$533,470		$533,470	$4,089,936	$6,579,462
2046	$11,117,161		$11,117,161	$3,705,720		$3,705,720		$555,858		$555,858	$4,261,579	$6,855,583
2047	$11,582,836		$11,582,836	$3,860,945		$3,860,945		$579,142		$579,142	$4,440,087	$7,142,749
2048	$12,067,137		$12,067,137	$4,022,379		$4,022,379		$603,357		$603,357	$4,625,736	$7,441,401
2049	$12,570,810		$12,570,810	$4,190,270		$4,190,270		$628,541		$628,541	$4,818,811	$7,752,000
2050	$13,094,631		$13,094,631	$4,364,877		$4,364,877		$654,732		$654,732	$5,019,608	$8,075,022
Totals	$212,739,433	$1,071,037	$213,810,470	$70,913,144	$357,012	$71,270,157	$357,012	$10,636,972	$100,000	$10,736,972	$82,364,140	$131,446,329

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2050

(2) HISD participation is scheduled to terminate in Tax Year 2028

DM-#8309260.4

Exhibit 2 - Net Revenue All Jurisdictions

Tax Year (1)	Increment Revenue			Total Transfers	Net Revenue (Total Increment Revenue Less Transfers)
	City	HISD	Total Increment Revenue		
2025	$4,584,142	$267,759	$4,851,901	$1,960,760	$2,891,140
2026	$4,788,495	$267,759	$5,056,254	$2,039,096	$3,017,158
2027	$5,001,023	$267,759	$5,268,782	$2,120,565	$3,148,217
2028	$5,222,052	$267,759	$5,489,811	$2,205,293	$3,284,518
2029	$5,451,922		$5,451,922	$2,089,903	$3,362,018
2030	$5,690,986		$5,690,986	$2,181,545	$3,509,442
2031	$5,939,614		$5,939,614	$2,276,852	$3,662,762
2032	$6,198,186		$6,198,186	$2,375,971	$3,822,215
2033	$6,467,102		$6,467,102	$2,479,056	$3,988,046
2034	$6,746,773		$6,746,773	$2,586,263	$4,160,510
2035	$7,037,632		$7,037,632	$2,697,759	$4,339,873
2036	$7,340,125		$7,340,125	$2,813,715	$4,526,411
2037	$7,654,718		$7,654,718	$2,934,309	$4,720,410
2038	$7,981,895		$7,981,895	$3,059,726	$4,922,169
2039	$8,322,159		$8,322,159	$3,190,161	$5,131,998
2040	$8,676,033		$8,676,033	$3,325,813	$5,350,220
2041	$9,044,062		$9,044,062	$3,466,890	$5,577,172
2042	$9,426,812		$9,426,812	$3,613,611	$5,813,201
2043	$9,824,873		$9,824,873	$3,766,201	$6,058,672
2044	$10,238,856		$10,238,856	$3,924,895	$6,313,961
2045	$10,669,398		$10,669,398	$4,089,936	$6,579,462
2046	$11,117,161		$11,117,161	$4,261,579	$6,855,583
2047	$11,582,836		$11,582,836	$4,440,087	$7,142,749
2048	$12,067,137		$12,067,137	$4,625,736	$7,441,401
2049	$12,570,810		$12,570,810	$4,818,811	$7,752,000
2050	$13,094,631		$13,094,631	$5,019,608	$8,075,022
Total	$212,739,433	$1,071,037	$213,810,470	$82,364,140	$131,446,329

DM-#8309260.4

Exhibit 3- Revenue Schedule Original Area - HISD

		Lesser of:					
		Captured Appraised Value					
Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Project Plan Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2025	$33,340,910	$529,873,844	$496,532,934	$66,542,910	95%	0.84890	$267,759
2026	$33,340,910	$551,068,798	$517,727,888	$66,542,910	95%	0.84890	$267,759
2027	$33,340,910	$573,111,550	$539,770,640	$66,542,910	95%	0.84890	$267,759
2028	$33,340,910	$596,036,012	$562,695,102	$66,542,910	95%	0.84890	$267,759
							$1,071,037

(1) HISD participation ends in FY 2028
(2) Base Year is 1998
(3) Projected Growth is 4% per year
(4) Collection Rate is projected at 95%

DM-#8309260.4

Exhibit 3- Revenue Schedule Original Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2025	$34,345,500	$545,897,824	$511,552,324	95%	0.51910	$2,522,695
2026	$34,345,500	$567,733,737	$533,388,237	95%	0.51910	$2,630,377
2027	$34,345,500	$590,443,086	$556,097,586	95%	0.51910	$2,742,367
2028	$34,345,500	$614,060,810	$579,715,310	95%	0.51910	$2,858,837
2029	$34,345,500	$638,623,242	$604,277,742	95%	0.51910	$2,979,965
2030	$34,345,500	$664,168,172	$629,822,672	95%	0.51910	$3,105,939
2031	$34,345,500	$690,734,899	$656,389,399	95%	0.51910	$3,236,952
2032	$34,345,500	$718,364,295	$684,018,795	95%	0.51910	$3,373,204
2033	$34,345,500	$747,098,867	$712,753,367	95%	0.51910	$3,514,908
2034	$34,345,500	$776,982,821	$742,637,321	95%	0.51910	$3,662,279
2035	$34,345,500	$808,062,134	$773,716,634	95%	0.51910	$3,815,545
2036	$34,345,500	$840,384,619	$806,039,119	95%	0.51910	$3,974,942
2037	$34,345,500	$874,000,004	$839,654,504	95%	0.51910	$4,140,714
2038	$34,345,500	$908,960,004	$874,614,504	95%	0.51910	$4,313,118
2039	$34,345,500	$945,318,405	$910,972,905	95%	0.51910	$4,492,417
2040	$34,345,500	$983,131,141	$948,785,641	95%	0.51910	$4,678,889
2041	$34,345,500	$1,022,456,386	$988,110,886	95%	0.51910	$4,872,819
2042	$34,345,500	$1,063,354,642	$1,029,009,142	95%	0.51910	$5,074,507
2043	$34,345,500	$1,105,888,828	$1,071,543,328	95%	0.51910	$5,284,262
2044	$34,345,500	$1,150,124,381	$1,115,778,881	95%	0.51910	$5,502,408
2045	$34,345,500	$1,196,129,356	$1,161,783,856	95%	0.51910	$5,729,279
2046	$34,345,500	$1,243,974,530	$1,209,629,030	95%	0.51910	$5,965,225
2047	$34,345,500	$1,293,733,511	$1,259,388,011	95%	0.51910	$6,210,609
2048	$34,345,500	$1,345,482,852	$1,311,137,352	95%	0.51910	$6,465,808
2049	$34,345,500	$1,399,302,166	$1,364,956,666	95%	0.51910	$6,731,216
2050	$34,345,500	$1,455,274,252	$1,420,928,752	95%	0.51910	$7,007,239

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2050
(2) Base Year is Tax Year 1998
(3) Projected Growth for Tax Year 2022 to 2050 is an incremental increase of 4% each year
(4) Collection Rate for Tax Years 2022 to 2050 at 95%

Exhibit 3A- Revenue Schedule 2012 Annexed Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2025	$72,052,621	$490,073,075	$418,020,454	95%	0.51910	$2,061,447
2026	$72,052,621	$509,675,998	$437,623,377	95%	0.51910	$2,158,118
2027	$72,052,621	$530,063,038	$458,010,417	95%	0.51910	$2,258,655
2028	$72,052,621	$551,265,559	$479,212,938	95%	0.51910	$2,363,215
2029	$72,052,621	$573,316,182	$501,263,561	95%	0.51910	$2,471,956
2030	$72,052,621	$596,248,829	$524,196,208	95%	0.51910	$2,585,047
2031	$72,052,621	$620,098,782	$548,046,161	95%	0.51910	$2,702,662
2032	$72,052,621	$644,902,734	$572,850,113	95%	0.51910	$2,824,982
2033	$72,052,621	$670,698,843	$598,646,222	95%	0.51910	$2,952,194
2034	$72,052,621	$697,526,797	$625,474,176	95%	0.51910	$3,084,495
2035	$72,052,621	$725,427,868	$653,375,247	95%	0.51910	$3,222,087
2036	$72,052,621	$754,444,983	$682,392,362	95%	0.51910	$3,365,184
2037	$72,052,621	$784,622,783	$712,570,162	95%	0.51910	$3,514,004
2038	$72,052,621	$816,007,694	$743,955,073	95%	0.51910	$3,668,777
2039	$72,052,621	$848,648,002	$776,595,381	95%	0.51910	$3,829,741
2040	$72,052,621	$882,593,922	$810,541,301	95%	0.51910	$3,997,144
2041	$72,052,621	$917,897,679	$845,845,058	95%	0.51910	$4,171,243
2042	$72,052,621	$954,613,586	$882,560,965	95%	0.51910	$4,352,305
2043	$72,052,621	$992,798,129	$920,745,508	95%	0.51910	$4,540,610
2044	$72,052,621	$1,032,510,054	$960,457,433	95%	0.51910	$4,736,448
2045	$72,052,621	$1,073,810,456	$1,001,757,835	95%	0.51910	$4,940,119
2046	$72,052,621	$1,116,762,875	$1,044,710,254	95%	0.51910	$5,151,936
2047	$72,052,621	$1,161,433,390	$1,089,380,769	95%	0.51910	$5,372,227
2048	$72,052,621	$1,207,890,725	$1,135,838,104	95%	0.51910	$5,601,329
2049	$72,052,621	$1,256,206,354	$1,184,153,733	95%	0.51910	$5,839,595
2050	$72,052,621	$1,306,454,608	$1,234,401,987	95%	0.51910	$6,087,392

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2050

(2) Base Year is Tax Year 1998

(3) Projected Growth for Tax Year 2022 to 2050 is an incremental increase of 4% each year

(4) Collection Rate for Tax Years 2022 to 2050 at 95%

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Old Sixth Ward Redevelopment Authority, hereby certify as follows:

1. The Board of Directors of the Old Sixth Ward Authority (the "Authority"), convened in regular session on the 15th day of October, 2025, and the roll was called of the duly constituted officers and members of the Board, to-wit

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Patrick Hall	Director
Francis Snelgro	Director
Jo Brunhamer	Director
David Hille	Director

and all of said persons were present, except ____________________________, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION RECOMMENDING THE ADOPTION OF THE PART E - FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (PART E PLAN) FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS (ZONE), BY THE BOARD OF DIRECTORS OF THE ZONE AND BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

was introduced for the consideration of the board. It was then duly moved and seconded that the resolution be adopted, and after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full, and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to this certificate; that the resolution has been duly recorded in the board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the board as indicated therein; that each of the officers and members of the board was duly and sufficiently notified officially and personally, in advance, of the time, place and

purpose of the aforesaid meeting, and that the resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED this the _______ day of October 2025.

____
Secretary, Board of Directors

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RESOLUTION RECOMMENDING THE ADOPTION OF THE PART E – FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (PART E PLAN) FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS (ZONE), BY THE BOARD OF DIRECTORS OF THE ZONE AND BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (City), created Reinvestment Zone Number Thirteen, City of Houston, Texas (Zone), as a reinvestment zone pursuant to Ordinance No. 1998-1256 and Chapter 311, Texas Tax Code, as amended, and appointed its Board of Directors (Zone Board); and

WHEREAS, the City authorized the creation of the Old Sixth Ward Redevelopment Authority (Authority) pursuant to Resolution No. 2000-40 to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of the Old Sixth Ward area; and

WHEREAS, the Zone Board adopted and the City approved by City Ordinance No. 1999-794, a Project Plan and Reinvestment Zone Financing Plan for the Zone (Part A Plan), which was amended by (i) the First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part B Plan) by Ordinance No. 1999-827, (ii) the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part C Plan) by Ordinance No. 2010-819, (iii) the Third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part D Plan) by Ordinance No. 2012-571 (as amended, the Plan); and

WHEREAS, Section 311.011(e), Texas Tax Code, as amended, provides that the Zone Board may adopt an amendment to the Plan at any time, and such amendment takes effect upon approval by the City Council of the City; and

WHEREAS, the Board of Directors of the Authority (Authority Board) desires to recommend that the Zone Board and the City Council of the City adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part E Plan) to provide for enhancements and improvements to the land in the Zone, revise the goals and estimated project costs and revenue schedules for the Zone, and extend the duration of the Zone; and

WHEREAS, the Authority Board has reviewed the Part E Plan, attached hereto as Exhibit A, and has determined that the Part E Plan should be submitted to the Zone Board and to the City Council of the City for approval;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY THAT:

<u>Section 1</u>. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Authority Board hereby (i) recommends that the Zone Board adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Houston, Texas (Part E Plan), in substantially the form attached hereto as Exhibit A and submit the Part E Plan to the City Council of the City, and (ii) requests that the City Council of the City approve the Part E Plan.

Section 3. The Authority authorizes all necessary actions (costs) necessary to complete the Part E – Fourth Amendment.

Section 4. The Chair, Secretary, and other officers and members of the Authority Board, and the Authority's consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is reasonably necessary to secure the approval of the City of the Part E Plan in accordance with Chapter 311, Texas Tax Code, as amended.

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PASSED AND APPROVED the _______ day of October 2025.

____
Chair, Board of Directors

____
Secretary, Board of Directors

Exhibit A

Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Thirteen, City of Houston, Texas

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Old Sixth Ward Redevelopment Authority, hereby certify as follows:

1. The Board of Directors of the Old Sixth Ward Authority (the "Authority"), convened in regular session on the 15th day of October, 2025, and the roll was called of the duly constituted officers and members of the Board, to-wit

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Patrick Hall	Director
Francis Snelgro	Director
Jo Brunhamer	Director
David Hille	Director

and all of said persons were present, except ___________________________, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION RECOMMENDING THE ADOPTION OF THE PART E - FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (PART E PLAN) FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS (ZONE), BY THE BOARD OF DIRECTORS OF THE ZONE AND BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

was introduced for the consideration of the board. It was then duly moved and seconded that the resolution be adopted, and after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full, and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to this certificate; that the resolution has been duly recorded in the board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the board as indicated therein; that each of the officers and members of the board was duly and sufficiently notified officially and personally, in advance, of the time, place and

purpose of the aforesaid meeting, and that the resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED this the _______ day of October 2025.

____
Secretary, Board of Directors

TAB 5.

ENGINEERING REPORT

EHRA
ENGINEERING THE FUTURE
SINCE 1936
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY ENGINEERING REPORT

Date: Through October 10, 2025

Date of Board Meeting: October 15, 2025
Engineer: Kyle Macy, P.E.

Signature

Agenda Item 5 b, Engineering

b. Engineering Consultant's Report

i. Edwards and Sawyer Multimodal Improvements

1. Project Update:
   Work Authorization No. T-1322 & 1325-WA1-2022-Sawyer & Edwards

Project has been updated. EHRA met with the City of Houston (COH) to discuss drainage alternatives required to satisfy design standards for the new sidewalk along Edwards street. EHRA drafted a memo to accompany the plan submittal and the plans have been submitted to the COH.

ACTION ITEM: None at this time

ii. Hemphill Street Improvements

1. Project Update:
   Work Authorization No. T-1310-WA1-2023

EHRA received final comments from the COH. EHRA also met with the COH to discuss the status of an existing 26-inch W.L. along Union. That W.L. was determined to be abandoned and EHRA is finalizing design adjustments at the direction of the COH. EHRA is submitting 100% this week.

ACTION ITEM: None at this time

iii. Oliver Street Reconstruction Planning Phase Services

1. Project Update:
Work Authorization No. T-1329-WA1-2024

Consultant work on the drainage impact analysis has been coordinated with EHRA. EHRA has completed the DCR report and is coordinating with the COH for their next DCR meeting for review.

ACTION ITEM: None at this time.

iv. Safe Intersection Crossing and Sidewalk Program Planning Phase Services

1. Project Update:
Work Authorization No. T-1399-WA1-2024

60% Design is complete and in review with the City of Houston.

ACTION ITEM: None at this time

b. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.

Other matters, if any –